

Board of Architectural Review

Minutes of the regular meeting of March 14, 2018. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the February 14, 2018, meeting as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Regulated Sign – app. no. 11-2018 requested by Karrie Brock of Fast Signs for St. Joseph Catholic Church, 5373 Main Street, Sylvania, Ohio 43560. Application is for a new monument sign cabinet. Ms. Karrie Brock present and stated that the new cabinet would contain an LED message center. Sign is within the limits of the Sylvania Sign Code. Mr. Marciniak moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 4 – Building Review – app. no. 12-2018 requested by Brian Bettinger of Van Tassel Construction Corp. for Dr. Azonovitz, Progressive Wellness, 7640 Sylvania Avenue, Sylvania, Ohio 43560. Application is for an exterior building renovation. Mr. Kip Van Tassel was present and stated that the renovation is to install a new exit door and sidewalk and that it would match the existing building. Mr. Marciniak moved, Mr. McCann seconded, to approve the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 5 – Building Review – app. no. 13-2018 requested by Father Ayman Kfouf and Donna Riesen for St. Elias Church, 4940 Harroun Road, Sylvania, Ohio 43560.

Mayor Stough stated that there is an item on the Planning Commission agenda, which has been referred from Council, that is related to this project. He suggested that the Planning Commission meeting be convened so that the meetings may run concurrently so that the items can be heard at the same time.

Mr. Lindsley called the Planning Commission meeting to order.

Ms. Donna Shroyer Riesen of Little Miracles Montessori and Mr. Scott Heacock, Architect and Mr. John Silva of St. Elias Church were present. Ms. Donna Schroyer-Riesen of Little Miracles Montessori School, Mr. Scott Heacock, project architect and John Silva of St. Elias Church were present. Application is for exterior building review of a new building.

Mr. Arnold moved, Mr. McCann seconded, to approve the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

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Item 6 – Regulated Sign – app. no. 14-2018 requested by Father Ayman Kfouf and Donna Riesen for Little Miracles Montessori School, Sylvania, Ohio 43560. Ms. Donna Schroyer-Riesen of Little Miracles Montessori School, Mr. Scott Heacock, project architect and John Silva of St. Elias Church were present.

Application is for new wall sign. Ms. Riesen stated that the sign would be unlit and that it would match the sign on the other school building. Sign is within the limits of the Sylvania Sign Code. Mr. McCann moved, Mr. Arnold seconded, to grant a Certificate of Appropriateness for the sign shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

The Planning Commission meeting was adjourned.

Item 7 – Building Review, app. no. 15-2018 requested by Matt Dewood for 6632 Maplewood, LLC, 6632 Maplewood, Sylvania, Ohio 43560. Mr. Ivan Ilivd present. Application is for an exterior building renovation. Mr. Ilivd presented a sample board. He explained that the brick on the building would be painted an off white color, the trim would be painted a dark gray color and that the existing windows would be trimmed in a dark gray wood. Mr. Arnold moved, Mr. McCann seconded, to approve the building design shown in the drawing submitted with the application. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. Arnold moved, Mr. Marciniak seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission

Sylvania Municipal Planning Commission

Minutes of the regular meeting of March 14, 2018. Mr. Lindsley called the meeting to order.

Members present: Mayor Craig Stough, Ken Marciniak, Daniel Arnold, Brian McCann, and Thomas Lindsley (5) present. Zoning Administrator, Timothy Burns present.

Mr. Arnold moved, Mr. McCann seconded to approve the Minutes of the February 14, 2018, meeting as submitted. Vote being: Stough, Arnold, McCann, Marciniak and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Item 3 – Council Referral - Special Use Permit Amendment – app. no. 1-2018, St. Elias Church, 4940 Harroun Road, Sylvania, Ohio 43560. Ms. Donna Schroyer-Riesen of Little Miracles Montessori School, Mr. Scott Heacock, project architect and John Silva of St. Elias Church were present. Mr. Scott Heacock stated that the new building would be 5581 sq ft and that together, with the existing school building, will total 4.66% of the site and that the new building would be 7 ft. from the side yard and 43 ft. from the rear yard and that the neighboring residences are located at the rear of the property. Mr. Burns said that that building would meet the City's setback requirements. Ms. Schroyer-Riesen said that the school would occupy both buildings. Mayor Stough stated that once the Planning Commission makes their recommendation to Council, a public hearing will be set and that the surrounding properties will be served notice of the hearing and that will give them the opportunity to voice any concerns that they may have. Mr. Burns suggested that the Planning Commission should make their recommendation conditional upon meeting the requirements of the City in their site plan review dated February 26, 2018. Mr. Marciniak moved, Mr. Arnold seconded, to recommend to City Council to approve the amendment to the Special Use Permit as requested subject to the City's site plan review. Vote being: McCann, Marciniak, Arnold, Stough and Lindsley (5) aye; (0) nay. Motion passed by a 5 to 0 vote.

Mr. McCann moved, Mr. Arnold seconded to adjourn the meeting. All present voted aye. Meeting adjourned.

Submitted by,

Debra Webb, Secretary
Municipal Planning Commission